

32 CONGRESS STREET

MUNI-50.



#8031R

CERTIFICATE OF INSPECTION

DATE November 18, 1981

City of Portland  
Housing Inspections Division  
Department of Urban Development  
Tel: 775-5451 Ext. 311 - 312

Mrs. Rose DiMillo  
978 Washington Avenue  
Portland, Maine 04103

Re: Premises located at 32 Congress Street 3-A-8 EE

Dear Mrs. DiMillo:

An inspection of the above referred premises was recently completed by  
Code Enforcement Officer Kevin Carroll

Although the structure does not meet the minimum standards as described in  
the Housing Code, it has been determined that no major code deficiencies  
exist at this time.

Items included on the enclosed list should be corrected as part of your  
normal maintenance procedures in order to avoid extensive repairs in the  
future and to prolong the useful life of the building.

Thank you for your cooperation and your efforts to help us maintain  
decent, safe, and sanitary housing for all Portland residents.

Please do not hesitate to call this office if you have any questions  
regarding this notice.

Sincerely yours,  
Joseph E. Gray, Jr., Director  
of Planning Urban Development

By Lyle D. Noyes  
Lyle D. Noyes,  
Inspection Services Division

Kevin Carroll  
Code Enforcement Officer - Carroll (2)

Enclosure

Us: jmr

HOUSING INSPECTION REPORT

32 Congress Street, Portland, Maine 3-A-8 EE NOHC - Nov. 1, 1980  
Certificate of Inspection Continued (11-18-81):

Loose and peeling trim paint overall exterior  
Cracked plaster first floor living room ceiling.

#42?

NOTICE OF HOUSING CONDITIONS

CITY OF PORTLAND

DU 4

Department of Urban Development  
Housing Inspection Division  
Tel. 775-5451 - Ext. 311 - 312

Ch.-Blk.-Lot: 3-A-8  
Location: 32 Congress Street

Project: NCP-EE  
Issued: November 1, 1980  
Expires: February 1, 1981

Mrs. Rose DiMillo  
978 Washington Avenue  
Portland, Maine 04103

Dear Mrs. DiMillo:

As owner or agent, you are hereby notified that an examination was made of the premises at 32 Congress Street, Portland, Maine by Housing Inspector Arthur Addato. Violations of Municipal Code relating to housing conditions were found as described in detail on the attached housing inspection report.

In accordance with provisions of the above mentioned Codes, you are hereby requested to correct those defects on or before February 1, 1981. You may contact this office to arrange a satisfactory repair schedule if you are unable to make such repairs within the specified time. We will assume the repairs to be in progress if we do not hear from you within ten days from this date and, on reinspection within the time set forth above, will anticipate that the premises have been brought into compliance with Code Standards. Please contact this office if you have any questions regarding this Notice.

Your cooperation will aid this Department in it's goal to maintain all Portland residents in decent, safe, and sanitary housing.

Very truly yours,

Joseph E. Gray, Jr., Director  
Urban Development

By

Lyle D. Noyes  
Lyle D. Noyes,  
Housing Code Administrator

Inspector Arthur Addato

Arthur Addato

Attachments:

jmr

# HOUSING INSPECTION REPORT

978 Washington Avenue NCP-EE 3-A-8 Notice of Housing Conditions dated November 1, 1980 Continued:

ITEMS LISTED BELOW ARE IN VIOLATION OF "CHAPTER 307 OF THE MUNICIPAL CODES - MINIMUM STANDARDS FOR HOUSING" AND MUST BE CORRECTED.

|                                                                                                                                                                   | SEC. (S) |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| 1. <input checked="" type="checkbox"/> OVERALL EXTERIOR - trim - peeling paint.                                                                                   | 3-a      |
| 2. <input checked="" type="checkbox"/> FRONT EXTERIOR - porch - exposed wiring. <i>bell wire dead</i>                                                             | 8-e      |
| 3. <input checked="" type="checkbox"/> SECOND FLOOR REAR HALL - ceiling - damaged light fixture.                                                                  | 8-e      |
| 4. <input checked="" type="checkbox"/> THIRD FLOOR REAR HALL - ceiling - damaged light fixture.                                                                   | 8-e      |
| 5. <input checked="" type="checkbox"/> MIDDLE CELLAR - ceiling - damaged light fixture.                                                                           | 8-e      |
| 6. <input checked="" type="checkbox"/> OVERALL DWELLING UNIT - fuse blowing.                                                                                      | 8-e      |
| <b>FIRST FLOOR</b>                                                                                                                                                |          |
| 7. <input checked="" type="checkbox"/> LIVINGROOM - ceiling - cracked plaster.                                                                                    | 3-b      |
| 8. <input checked="" type="checkbox"/> LIVINGROOM - window - broken glass.                                                                                        | 3-c      |
| 9. <input checked="" type="checkbox"/> KITCHEN - window - broken glass.                                                                                           | 3-c      |
| <b>SECOND FLOOR</b>                                                                                                                                               |          |
| 10. <input checked="" type="checkbox"/> BATHROOM - window - broken glass.                                                                                         | 3-c      |
| 11. <input checked="" type="checkbox"/> DINING ROOM - window - broken glass.                                                                                      | 8-e      |
| 12. <input checked="" type="checkbox"/> FRONT BEDROOM - wall - damaged duplex outlet.                                                                             |          |
| <b>THIRD FLOOR</b>                                                                                                                                                |          |
| 13. <input checked="" type="checkbox"/> MIDDLE BEDROOM - ceiling - damaged light fixture.                                                                         | 8-e      |
| 14. <input checked="" type="checkbox"/> KITCHEN - ceiling - damaged light fixture.                                                                                | 8-e      |
| <b>BASEMENT APARTMENT</b>                                                                                                                                         |          |
| 15. <input checked="" type="checkbox"/> FURNACE ROOM - lacking 1-hour fire rated partitions and ventilation. <i>→ Bant Opt eliminated - no longer a violation</i> |          |

\*WHEN MAKING YOUR REPAIRS, FIRST PRIORITY IS TO BE GIVEN TO ITEMS WITH ASTERISKS, AS THEY CONSTITUTE EXTREME HAZARDS TO THE HEALTH OR SAFETY OF THE OCCUPANTS OF THIS STRUCTURE.

We suggest you contact the City of Portland Building Inspection Department, 389 Congress Street, Tel. 775-5451 to determine if any of the items listed above require a building or alteration permit.

jmr



## CITY OF PORTLAND

JOSEPH E. GRAY, JR.  
DIRECTOR OF URBAN DEVELOPMENT

October 29, 1980

Mrs. Rose DiMillo  
978 Washington Avenue  
Portland, Maine 04103

Re: 32 Congress Street NCP-EE 3-A-8  
Basement Apartment - Vacant

Dear Mrs. DiMillo:

As owner or agent of the property located at 32 Congress Street, Portland, Maine, you are hereby notified that as the result of a recent inspection, the Basement Apartment is now hereby declared unfit for human occupancy.

- 307.5 f. (f) Basement Dwelling Units. Every room in any cellar or basement used for the purposes of a habitable room shall meet the following conditions:
- 307.5 f. 1. 1. The ceiling shall have a clear inner height of at least 7 feet and shall be at least 3 feet above the grade of the ground at the points where the required windows open.
- 307.5 f. 2. 2. The floor and walls shall be water and dampproof and the room shall be well drained and dry.
- 307.5 f. 3. 3. There shall be one or more windows, the combined total sash area of which shall be not less than 8 square feet, or 1/12th of total floor area, whichever is greater, which windows shall open readily for purposes of ventilation directly to the outside air.

Therefore, you will not occupy, permit anyone to occupy, or rent the above mentioned without the written consent of the Health Officer or his agent, certifying that the conditions have been corrected.

32 Congress Street NCP-EE 3-A-8 Posting Notice dated October 29, 1980  
Continued:

Failure to comply with this order may result in a complaint being filed  
for prosecution in District Court.

Sincerely yours,  
Joseph E. Gray, Jr., Director  
Urban Development

*Lyle D. Noyes*

By  
Lyle D. Noyes,  
Housing Code Administrator

Inspector *Arthur Addato*  
Arthur Addato

jmr

REINSPECTION RECOMMENDATIONS

INSPECTOR Adkins

LOCATION 2432 Congress

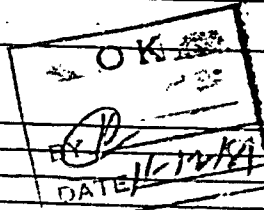
PROJECT MLP ED

OWNER St. Miller

| NOTICE OF HOUSING CONDITIONS |               | HEARING NOTICE |         | FINAL NOTICE |         |
|------------------------------|---------------|----------------|---------|--------------|---------|
| Issued                       | Expired       | Issued         | Expired | Issued       | Expired |
| <u>11/1/80</u>               | <u>2/1/81</u> |                |         |              |         |

A reinspection was made of the above premises and I recommend the following action:

|                                  |                                                                                                                                                                           |
|----------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| DATE<br><u>11-12-81</u>          | <input checked="" type="radio"/> ALL VIOLATIONS HAVE BEEN CORRECTED<br>Send "CERTIFICATE OF COMPLIANCE" <u>✓</u> "POSTING" RELEASE" <u>✓</u>                              |
|                                  | SATISFACTORY Rehabilitation In Progress<br>Time Extended To: _____<br>Time Extended To: _____<br>Time Extended To: _____                                                  |
|                                  | UNSATISFACTORY Progress<br>Send "HEARING NOTICE"                                                                                                                          |
|                                  | "NOTICE TO VACATE"<br>POST Entire<br>POST Dwelling Units                                                                                                                  |
|                                  | UNSATISFACTORY Progress<br>"LEGAL ACTION" To Be Taken                                                                                                                     |
| 3'12<br>5'14 (B)<br>11-12-81 (C) | INSPECTOR'S REMARKS:<br><u>N/A</u><br><u>Refus LDN send COE w/contract</u><br><u>1- Loose trim paint O/A exterior</u><br><u>2- CR plastic lat fl. living room ceiling</u> |
|                                  | INSTRUCTIONS TO INSPECTOR: _____<br>_____<br>_____<br>_____<br>_____                                                                                                      |



Inspection Services  
Samuel P. Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

**CITY OF PORTLAND**

Date: 10/16/91

Rose DiMillo  
978 Washington Avenue  
Portland, Maine 04101

: 32 Congress St.  
C&L: 3-A-008  
DU:3

Dear Ms DiMillo:

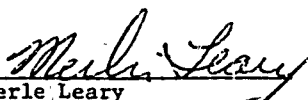
During a recent inspection of the property owned by you at 32 Congress St., it was noted that smoke detectors were missing/inoperable in some locations.

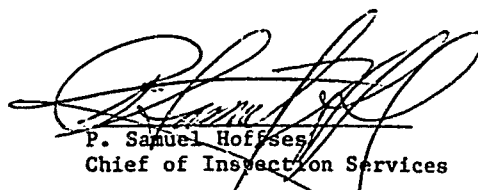
25 MRSA 2464 required that approved smoke detectors be installed in each apartment in the immediate vicinity of the bedrooms. When actuated, the detector shall provide an alarm suitable to warn the occupants within the individual unit. Failure to comply with this statute may result in a fine of up to \$500 for each violation.

Re-inspection of your property will be made in 24 hours. Lack of compliance will result in referral of the matter for legal action.

Loss control is responsibility of your management. Our observations are intended to assist you. Recommendations are a result of conditions observed at the time of our visits. They do not necessarily include every possible loss potential code violation, or exception to good practice.

Sincerely,

  
Merle Leary  
Code Enforcement Officer

  
P. Samuel Hoffses  
Chief of Inspection Services

Inspection Services  
Samuel P. Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

## CITY OF PORTLAND

October 16, 1991

Rose DiMillo/Mary Blessing  
978 Washington Ave  
Portland, ME 04101

Re: 32 Congress St  
CBL #: 3-A-008  
DU: 3

Dear Ms. DiMillo and Ms. Blessing,

You are hereby notified, as owner or agent, that an inspection was made of the premises at 32 Congress St by Code Enforcement Officer Merle Leary. Violations of Article V of the Municipal Ordinance (Housing Code) were found as described in detail on the attached "Housing Inspections Report".

In accordance with the provisions of the above mentioned Code, you are hereby ordered to correct those defects on or before December 16th, 1991. If you are unable to make such repairs within the specified time, you may contact this office to arrange a satisfactory repair schedule. If we do not hear from you within 10 days from this date, we will assume the repairs to be in progress and, on re-inspection within the time set forth above, will anticipate that the premises have been brought into compliance with the Housing Code Standards.

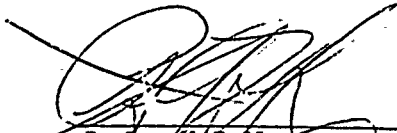
Please Note: You should consult this department to insure that any corrective action you should undertake complies with the building, plumbing, electrical, zoning and other Article of the City Code.

Please contact this office if you have any questions regarding this order.

Your cooperation will aid this department in it's goal to maintain decent, safe, and sanitary housing for all of Portland's residence.

Sincerely,

  
Merle Leary  
Code Enforcement Officer

  
F. Samuel Hoffses  
Chief of Inspection Services

# HOUSING INSPECTION REPORT

Location: 32 Congress St  
Owner: Rose DiMillo/Mary Blessing  
CEO: Merle Leary  
Housing Conditions Date: October 16, 1991  
Expiration Date: December 16, 1991

Items listed below are in violation of Article V of the Municipal Codes.  
"Housing Codes", and must be corrected before the expiration date:

- \*1. Int - 1st fl/apt #1 - Livingroom Ceiling - Leaking Conditions 108-2
2. Int - 1st fl/apt #1 - Rear Bedroom Wall - Broken Plaster 108-2



Inspection Services  
Samuel P. Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

## CITY OF PORTLAND

January 15, 1992

Rose DiMillo/Mary Blessing  
978 Washington Ave  
Portland, ME 04101

Re: 32 Congress St  
CBL #: 00 A-008  
Du: 3

Dear Ms. DiMillo & Ms. Blessing,

A re-inspection of the premises noted above was made on January 8th, 1992 by Code Enforcement Officer Merle Leary.

This is to certify that you have complied with our request to correct the violation(s) of the Municipal Code relating to housing conditions noted on our letter dated October 16, 1991.

Thank you for your cooperation and your efforts to help us maintain decent, safe and sanitary housing for all Portland residents.

In order to aid in the preservation of Portland's existing housing inventory, it shall be the policy of this department to inspect each residential building at least once every five years.

Sincerely,

Merle Leary  
Code Enforcement Officer

P. Samuel Hoffses  
Chief of Inspection Services